

**PLANNING & HIGHWAYS COMMITTEE**  
**THURSDAY 21<sup>st</sup> NOVEMBER 2019**  
**UPDATE REPORT.**

The following update content should be read in conjunction with the published Committee Reports.

**1 & 4 10/19/0275 & 0921 – St Stephens Conservative Club, Robinson Street, Blackburn**

**10/19/0275**

- Amendment required to the landscaping condition.

A suitable landscaping scheme has been submitted therefore the condition recommended has been amended to ensure the landscaping is carried out in accordance with the details submitted. The condition is:

*Prior to the first occupation of the approved dwellings, or as otherwise agreed in writing by the local planning authority, the landscaping and planting scheme shown on the approved plans shall be implemented to the written satisfaction of the Local Planning Authority.*

*REASON: To ensure that the garden and setting of the listed building is properly conserved prior to the occupation of the dwelling in furtherance of Policy 39 of the Blackburn with Darwen Local Plan Part 2.*

- Additional conditions required:
  - The first relates to securing the restoration of the external fabric prior to the erection of the 11 new dwellings on Robinson Street. The reason for this is to secure the enhancements to the listed building prior to occupation of any of the dwellings, unless otherwise agreed in writing with the Local Planning Authority. The condition recommended is as follows:

*Prior to the start of construction of the houses on Robinson Street, or as otherwise agreed in writing by the local planning authority, the listed building, St. Stephen's Conservative Club formerly Little Harwood Hall, shall be repaired and restored (including the demolition of modern additions) according to the details hereby approved in this permission and according to a detailed scheme of restoration submitted to and approved in writing by the local planning authority.*

*REASON: To ensure that the listed building is properly conserved prior to the erection of the houses in furtherance of policy 39 of the Blackburn with Darwen Local Plan Part 2.*

This condition addresses the following:

- A potential logjam if the developer needs to build and sell one or more of the houses to raise capital for the hall restoration. It allows this but passes control to the LPA so the developer does not build all of them and leaves the listed building in its current state;
  - The Council does not have full details of the proposed restoration, e.g. details of leaded lights or timber sashes for windows, examples of watergoods, colour scheme, internal finishes etc, and this condition will secure this; and,
  - It will tie the restoration of the listed building to the approved plans so it does not change after approval. This is particularly important given the recommendations that the substandard separation distances between the two new dwellings in close proximity to the listed building is outweighed by the enhancements being made to the listed building.
- The second additional condition requires is as a result of further consideration of comments received from the Council's Ecology advisors. The bowling green is now overgrown and has a lot of overgrowth, brambles and such like. The proposals seek to remove all of this and the planting areas to the rear of the former bowling green. Nesting birds are protected by law, it is therefore important that this work be undertaken outside the bird nesting period unless the absence of nesting birds has been confirmed by survey work or on-site inspections. The condition suggested is as follows:

*No site clearance of the former bowling green or construction works on site relating to the erection of the new dwellings shall be carried out during the bird nesting season (March to August), unless the absence of nesting birds has been confirmed by survey work or on-site inspections.*

*REASON: To ensure the protection of nesting birds; in accordance with the requirements of Policies 9 and 40 of the Blackburn with Darwen Local Plan Part 2.*

**10/19/0921:**

The Council's Conservation Officer has requested that two conditions be added to any forthcoming Listed Building Consent to ensure the works undertaken to the external fabric of the listed building are done sympathetically.

One of the conditions required is duplicated on the planning permission above and is as follows:

*Prior to the start of construction of the houses on Robinson Street, or as otherwise agreed in writing by the local planning authority, the listed building,*

*St. Stephen's Conservative Club formerly Little Harwood Hall, shall be repaired and restored (including the demolition of modern additions) according to the details hereby approved in this permission and according to a detailed scheme of restoration submitted to and approved in writing by the local planning authority.*

*REASON: To ensure that the listed building is properly conserved prior to the erection of the houses in furtherance of policy 39 of the Blackburn with Darwen Local Plan Part 2.*

The other requires a sample panel of materials for any additional stone work required in restoring the listed building. This is considered necessary to ensure that the restoration works to the listed building is sympathetic.

*Prior to any external refurbishment works of the listed building occurring any repair stonework shall be provided by means of the erection on site of a one metre square sample panel of brickwork/stonework including proposed mortar mix and joint detail, for the written approval of the Local Planning Authority. The panel so approved shall be retained on the site and shall not be removed until such time as the external walls are complete.*

*REASON: To ensure the use of appropriate materials which are sympathetic to the character of the listed building and do not harm the masonry in accordance with the requirements of Policy 39 of the Blackburn and Darwen Local Plan Part 2.*

**2 & 3 10/19/0842 & 0843 - St Barnabas Warehouse and Land to the Rear of St Barnabas Warehouse, Watery Lane, Darwen**

In relation to main report pursuant to planning application 10/19/082, at paragraph 3.5.18 insert: *Since publication of the original report, the applicant has agreed to fund removal of an existing Traffic Regulation Order (TRO) along Rawlinson St and St. Barnabas St that provides for on street parking restrictions in the form of double yellow lines. Removal of the TRO will enable additional on-street parking for residents of the apartments and the wider community, thereby alleviating concern that approval of the apartments will cause significant harm to highway efficiency along Watery Lane.*

At paragraph 4.1 *insert additional condition: **Submission of Traffic Management scheme.***

**5 10/19/0939 – Brownlow Farm, Pleasington Lane, Pleasington**

Paragraph 3.1.1 of the main report refers to the application site being located within the village boundary of Pleasington on land designated as Green Belt. This is incorrect the application site is only located within the village boundary abutting the Green Belt boundary. The farm buildings to the east of the application site and Mickle Ridge are located within the Green Belt.

**Gavin Prescott, Planning Manager (Development Management)**  
**21<sup>st</sup> November, 2019**